

118.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
660,900 / 660,900

USE VALUE:

660,900 / 660,900

ASSESSED:

660,900 / 660,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ELWERN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BAILEY JOSHUA D	
Owner 2: YAO SEN	
Owner 3:	

Street 1: 8 ELWERN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: DONABEDIAN DAVID B ETAL/ TRS -
Owner 2: DONABEDIAN FAMILY TRUST -
Street 1: 21 TARBOX LN
Twn/City: NORTH READING
St/Prov: MA
Postal: 01864

NARRATIVE DESCRIPTION
This parcel contains 9,890 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 8 Ledge
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 9890 Sq. Ft. Site 0 70. 0.65 6 Topo -10 451,520
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IN PROCESS APPRAISAL SUMMARY

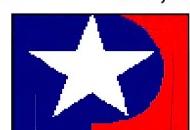
Legal Description							User Acct
							75741
							GIS Ref
							GIS Ref
							Insp Date
							12/01/18

Parcel ID	118.0-0001-0004.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,800	600	9,890.	451,500	660,900	660,900	Year End Roll	12/18/2019
2019	101	FV	192,700	0	9,890.	445,100	637,800	637,800	Year End Roll	1/3/2019
2018	101	FV	192,700	0	9,890.	341,900	534,600	534,600	Year End Roll	12/20/2017
2017	101	FV	192,700	0	9,890.	322,500	515,200	515,200	Year End Roll	1/3/2017
2016	101	FV	192,700	0	9,890.	296,700	489,400	489,400	Year End	1/4/2016
2015	101	FV	191,700	0	9,890.	277,400	469,100	469,100	Year End Roll	12/11/2014
2014	101	FV	191,700	0	9,890.	255,400	447,100	447,100	Year End Roll	12/16/2013
2013	101	FV	191,700	0	9,890.	255,400	447,100	447,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONABEDIAN DAVI	73661-245	1	11/15/2019		720,000	No	No		Berj Donabedian dod 10/6/2016
DONABEDIAN BERJ	43281-154		7/14/2004	Family	99	No	No		
	11357-626		7/14/1967			No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
9/29/2020 1166 New Wind 12,300 C	1/23/2020 SQ Mailed MM Mary M
	12/1/2018 MEAS&NOTICE HS Hanne S
	11/19/2008 Meas/Inspect 345 PATRIOT
	3/9/2000 Inspected 276 PATRIOT
	3/2/2000 Hearing Chag 189 PATRIOT
	2/15/2000 Measured 264 PATRIOT
	6/28/1999 PM Peter M
Sign: VERIFICATION OF VISIT NOT DATA	/ / /



USER DEFINED

Prior Id # 1:	75741
Prior Id # 2:	
Prior Id # 3:	
Print Date	Time
12/10/20	23:38:36
LAST REV Date	Time
11/12/20	11:17:46
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	19 - Ranch	Full Bath:	1	Rating:	Average		
Sty Ht:	1 - 1 Story	A Bath:		Rating:		LAND ADJ FOR EROSION PROBLEM.	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:			
Sec Wall:		OthrFix:		Rating:			
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1	
Color:	WHITE	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O
View / Desir:		Fppl:	1	Rating:	Average	Other	
GENERAL INFORMATION		WSFlue:		Rating:		Upper	
Grade:	C - Average	CONDOS INFORMATION					
Year Blt:	1950	Eff Yr Blt:		Location:			
Alt LUC:		Alt %:		Total Units:			
Jurisdict:		Fact:	.	Floor:			
Const Mod:				% Own:			
Lump Sum Adj:				Name:			
INTERIOR INFORMATION		DEPRECIATION					
REMODELING		RES BREAKDOWN					
Exterior:		No Unit	RMS	BRS	FL		
Interior:		1	5	3	M		
Additions:							

INTERIOR INFORMATION

INTERIOR INFORMATION			Phys Cond:	AG - Avg-Good	
Avg Ht/FL:	STD		Functional:		
Prim Int Wall:	1	- Drywall	Economic:		
Sec Int Wall:			Special:		
Partition:	T	- Typical	Override:		
Prim Floors:	4	- Carpet		Total: 2	
Sec Floors:	3	- Hardwood	30%		
Bsmnt Flr:	4	- Carpet			
Subfloor:			Basic \$ / SQ:	95.00	
Bsmnt Gar:			Size Adj.:	1.35000002	
Electric:	3	- Typical	Const Adj.:	1.00300002	
Insulation:	2	- Typical	Adj \$ / SQ:	128.635	
Int vs Ext:	S		Other Features:	78048	
Heat Fuel:	1	- Oil	Grade Factor:	1.00	
Heat Type:	3	- Forced H/W	NBHD Inf:	1.00000000	
# Heat Sys:	1		NBHD Mod:		
% Heated:	100	% AC:	100	LUC Factor:	1.00
Solar HW:	NO	Central Vac:	NO	Adj Total:	283735
% Com Wall		% Sprinkled:		Depreciation:	74906
				Depreciated Total:	208829

MOBILE HOME

Make:

odel:

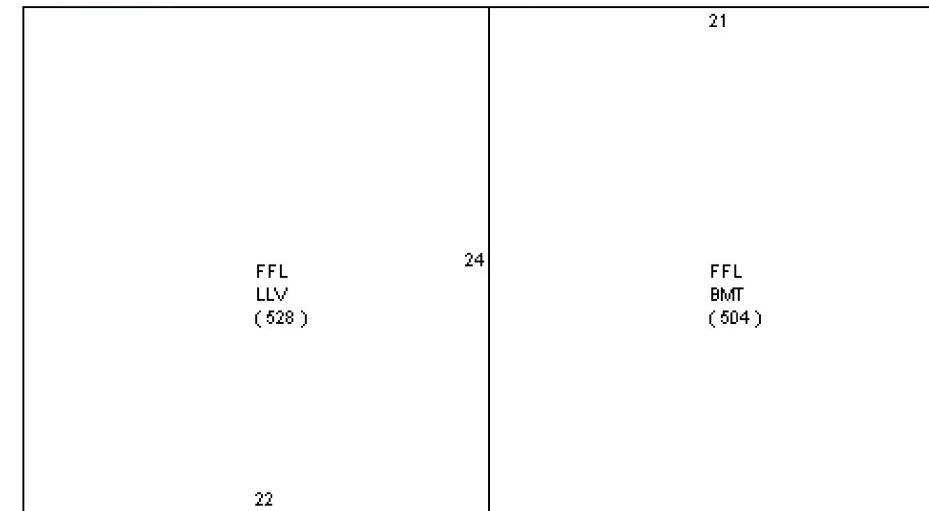
Serial #: |

Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101						
19	Patio	D	Y	1	10X12	A	AV	2010	5.38	T	7.2	101			600			600

SKETCH



SUB AREA

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

